



The Property



6 WEEK COMPLETION



SITUATION

Located within this established parade close to the junction with Greenhill Avenue near a **Mercedes-Benz dealership** and less than a mile from Caterham Railway Station serving the surrounding residential area.

Caterham is located 6 miles south of Croydon and benefits from excellent road links via the M25 (Junction 6) and A22.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate side access to a **Self-Contained Flat** at first and second floor level. In addition, the property benefits from a rear dilapidated **Garage**.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 371 (Ground Floor Shop)	Gross Frontage 18'2" Internal Width 15'6" Shop Depth 27'3" Built Depth 48'2" Store Area Approx 265 sq ft WC	H Khawaja (Newsagent)	16 years from 3rd September 2012 (See Note)	£10,500	FRI Rent Reviews 2016 & 4 yearly Note: Lessee has been in occupation since 2008 & operates a Cafe at No. 361 Croydon Road
No. 371A (First & Second Floor Flat)	4 Rooms, Kitchen, Bathroom/WC – Not Inspected by Barnett Ross	Individual	1 year from 2nd October 2010	£9,900	AST Holding Over

VACANT

TOTAL

£20,400

£20,400 per annum

The Surveyors dealing with this property are **JONATHAN ROSS** and **NICHOLAS BORD**

VENDOR'S SOLICITORS

Armstrong & Co – Tel: 020 8699 3477
Ref: Ms Prumela Joachim. Email: pjoachim@armstrong-solicitors.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts